Rostons Farming Focus
SPRING 2022
CHARTERED SURVEYORS • VILLAGE & COUNTRY HOMES • ENTITLEMENTS • PLANNING • LITIGATION • FINANCE

Meet the team

Tony Rimmer
Director
MRICS, FAAV

Tom Selby
Director
MRICS, FAAV

Andrew Wallace
Consultant Director
MRICS, FAAV

Rod Waldron
Village & Country Homes

Jonathan Bell
Associate Director
MRICS, FAAV

Georgina Simonds
Graduate
MRICS, FAAV

Alice Kearns
Graduate
Surveyor

James Parton
Graduate
Surveyor

Toby Galliers
Graduate
Surveyor

David Heath
Livestock & Auction Sales

Louise Roberts
Accounts Manager

Sophie Cliffe
Professional Support

Sophie Barnes
Professional Support

Linda Cahill
Professional Support

Rostons Update

The last 12 months have continued to see the growth of the Rostons Team, with a number of key additions and qualifications being met.

Georgina Simonds is now a fully qualified Chartered Surveyor and Agricultural Valuer, having passed both of her exams and we wish her huge congratulations.

Toby Galliers, who many of you will recall was with us on his placement year, he has returned as a Graduate, having completed his studies at Harper Adams.

Rod Waldron, an Estate Agent with many years experience across the county, has joined to strengthen our Village & Country offering.

Farmers Son, **David Heath**, has joined to deal with farm to farm sales of livestock and also to assist Andrew with our various online sales including machinery and fodder.

Reflecting on the past 22 years of Rostons development, it is wonderful to see the team continuing to grow and the company thrive despite these challenging times.

Full Time Office Junior Required

We are looking for someone to join the team, to assist the professional support team. Duties will include audio typing (full training will be provided) answering the phones and general office tasks. Speak to Tony for further information

Livestock Online Farm Sales

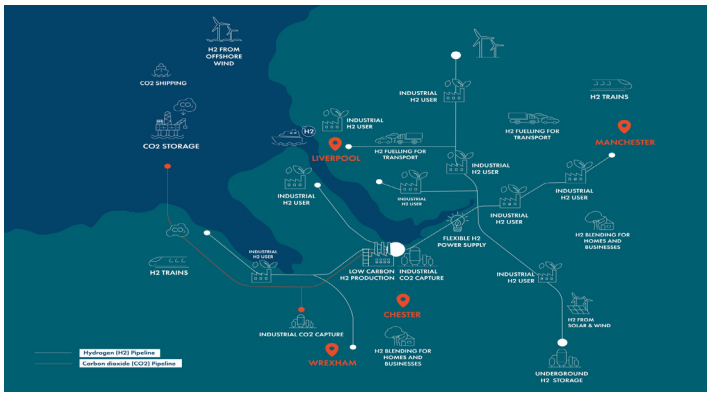
The monthly Rostons Online Sales of tractors, farm implements, agricultural sundries and collectables, continue to attract good support. We have buyers and sellers from a wide area and always have a variety of items catalogued. Remember No Sale, No Fee. Why not give us a try?

We have two on farm dispersal sales of farm equipment this Spring, both in early April one at Sealand and one near Macclesfield. Further details in due course.

Our farm to farm livestock sales are attracting keen enquiries from both vendors and purchasers, with an interesting selection available, including Pedigree Stock Bulls, Pedigree and Commercial Breeding Stock, Dairy Cows and Incalf Heifers.

Contact Andrew Wallace or David Heath to discuss your requirements

HyNet Hydrogen Pipeline Routes



HyNet North West have published the corridors in which 125km of a new Hydrogen Fuel pipeline is to be installed, running from a new Hydrogen production facility at Stanlow Refinery to Northwich, Partington and Warrington.

Landowners within these corridors have received licences to permit access for walkover environmental surveys in exchange for an 'advance payment of compensation'.

Landowners should also expect to receive a new licence which is to be issued this spring to permit access for ground investigation works, such as boreholes and trial pits which will be focused on crossing points, such as main roads, railways, rivers and also in areas identified for the HAGI sites (Hydrogen Above Ground Installations).

Rostons advise anyone who has received a licence, or thinks that they may be affected to contact our office to seek professional advice on how the scheme may impact you and ensure you receive the correct compensation.

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Countryside Stewardship

Countryside Stewardship (CS) has opened again for applications this year. CS gives those who are considering the future of subsidy and the Environmental Land Management Scheme, due to replace BPS, the opportunity to see if environmentally focused payments can work within their system as well as providing an additional income.

Earlier in the year, the Rural Payments Agency announced an increase in some CS payments by 25% to make the scheme more attractive to enter into. Changes to CS this year include making CS Capital Grant's open all year round for applications. Detailed below are the key dates for schemes this year.

Mid-Tier, open until 29th July - for revenue and capital options.

Wildlife Offers, open until 29th July - non-competitive, revenue options only.

Capital Grants, now open all year, offering standalone grants in the categories of:

- Boundaries, trees and orchard
- Water quality
- Air quality

Protection and Implementation Plan (PA1) and Feasibility Study (PA2) capital grants to assist more complex agreements projects, potential applicants must first speak with Natural England adviser.

CS will be open for application until 2023.

Speak to Georgina Simonds for more information

Basic Payment Scheme Entitlements

Basic Payment Scheme Entitlements are now able to be sold or transferred within England & Wales.

Current enquiries have suggested that there is still a demand for both purchase and sale of entitlements, but values have reduced from last year with the announcement that entitlements will only serve a purpose for 2022 and 2023 BPS claim years within England.

Wales are treating the transition period differently with 2022 and 2023 payments being made in full, therefore it is likely that the Welsh Entitlements will hold their value throughout the 2022 transfer window to reflect the stability with the payments.

Entitlement trade this year is likely to fluctuate more than in previous years, but the enquiries are still there to get deals done.

If you need to buy or sell entitlements; please contact Alice Kearns

Retirement/Lump Sum Exit Scheme

The rules are now out on the Retirement Scheme. If you farmed during the reference periods of 2019, 2020, 2021, you are eligible for the Lump Sum.

To take this, you must retire completely from farming and let/sell all of your land.

The payment is calculated on the average payment during the reference years, multiplied by 2.35

If you wish to know more, please contact the Rostons Team

High Speed 2 Back on Track

High Speed 2 deposited the Hybrid Bill for Phase 2B, the section from Crewe to Manchester and Wigan on 26th January 2022 into Parliament.

This marks the beginning of the process by which HS2 will receive the Compulsory Purchase Powers necessary to eventually acquire the property and construct the railway, as well as all of the associated works such as utility and road diversions, as well as environmental mitigation measures.

As part of the process, the Environmental Statement has been produced and a consultation running until the end of March.

Rostons would urge anyone affected by the scheme to respond to the consultation to ensure that their interest is recorded formally, which will assist when it comes to Petitioning.

Later this year, after the second reading in Parliament the petitioning process will open, which is another formal process and the last opportunity for landowners and occupiers to raise their concerns.

In relation to Phase 2A which is the section south of Crewe, Royal Assent was granted in January 2021 and access has been taken for utility works and environmental measures along the route.

These works are undertaken prior to the main civil works, to ensure that the environmental mitigation measures are in place to relocate species such as newts etc. Main civils is not expected until 2023/24.

Property Values Remain Strong

The market for rural property sales remains extremely strong with both farms, land and rural properties generally selling to a strong market.

There are no signs of the market easing, outside interest on all types of property remain strong and farming interest in the right location continues to underpin the market values.

The last 18 months have seen the development of the Rostons Village & Country Homes Team selling rural cottages, rural houses and smallholdings to significant demand.

The recent addition of Rod Waldron, more of which below, strengthens our team in this and that coupled with our second office at Knutsford, means we are well placed to serve clients across the county of Cheshire and beyond.